

November 14, 2000

The Salisbury Planning Board held its regular meeting on Tuesday, November 14, 2000, in the City Council Chambers of the Salisbury City Hall at 4:00 p.m. with the following being present and absent:

PRESENT: Jeff Smith, Elaine Stiller, Andy Storey, Jeff Sowers, Mark Lewis, Mark Perry, Leigh Ann Loeblein, DeeDee Wright, Sean Reid, John Daniels, Ken Mowery, Fred Dula

ABSENT: None

STAFF: Harold Poole, Patrick Kennerly, Hubert Furr, Dan Mikkelson, Janice Hartis

The meeting was called to order by Chairman Lewis. The minutes of October 10, 2000, were approved as published.

### **ZONING MAP AMENDMENT**

Z-22-00 City of Salisbury, Old Mocksville Road near Ridge Road

Location: Between Old Mocksville Road, Sells Road and Ridge Road

Size: Approximately 95 ½ acres

Existing zoning: A-1 Agricultural, R-8 Single Family-8 Residential, R-20 Single Family-20 Residential

Proposed zoning: PSP Public/Semi-Public

Leigh Ann Loeblein presented the committee report. The committee met twice, once for a field trip to the downtown water treatment plant and to the area proposed for rezoning and a second time with the neighbors and concerned citizens. The committee is favorably recommending the rezoning as proposed. The recommendation comes from the committee as a motion to approve. The motion was seconded by DeeDee Wright, with all members voting AYE.

The committee is also recommending a zoning text amendment to add “water treatment facility and related uses, requiring site plan review” as a permitted use in the Public/Semi-Public zoning district. The recommendation comes from the committee as a motion to approve. The motion was seconded by Ken Mowery, with all members voting AYE.

### **GROUP DEVELOPMENTS**

G-14-00 Rowan Clubhouse, 115 Hedge Street

A new facility is being proposed for the handicapped and mentally challenged to spend the day and learn skills so they may be reintroduced into society. This new facility will replace the Carter House on North Main Street. David Akron, manager of Carter House, submitted a letter of support from the Salisbury Police Department. The Technical Review Committee recommends approval noting that the dumpster shall be screened with brick to match the exterior

of the building. Following discussion, Jeff Smith moved to recommend approving the site plan and requiring that the dumpster be screened with brick to match the exterior of the building. The motion was seconded by Andy Storey, with all members voting AYE.

**G-15-00 Carolina Place, 1500 block of Carolina Street**

An application has been submitted for the construction of a three-unit office building on Carolina Street. The Technical Review Committee recommends approval as submitted. Following discussion, the site plan was recommended for approval on a motion by Fred Dula, seconded by Sean Reid, with all members voting AYE.

**G-13-00 South Main Business Center, 1935 South Main Street**

Due to a conflict of interest, Mark Lewis and Leigh Ann Loeblein removed themselves from the Board during discussion of this case.

An application has been submitted for the construction of an office/warehouse building containing four units. The Technical Review Committee recommends approval as submitted. Chuck Harriss, the developer, spoke in favor of the site plan. Following discussion, the site plan was recommended for approval on a motion by Ken Mowery, seconded by John Daniels, with all members voting AYE.

**SPECIAL USE PERMITS**

(a) A request has been received for a special use permit to allow Teresa Whitlow to operate a child daycare home at 2735 Old Mocksville Road. All requirements have been met, and staff recommends approval. On a motion by Andy Storey, seconded by Leigh Ann Loeblein, with all members voting AYE, the special use permit was recommended for approval.

(b) A request has been received for a special use permit to allow Brenda Johnson to operate a child daycare home at 943 Fairmont Avenue. All requirements have been met, and staff recommends approval. On a motion by Leigh Ann Loeblein, seconded by Fred Dula, with all members voting AYE, the special use permit was recommended for approval.

**RULES OF PROCEDURE**

The Rules of Procedure committee has made proposed changes to the Board's Rules of Procedure. These proposed changes were distributed at last month's meeting. A revised copy of the Rules of Procedure, with proposed changes shown in italics, was sent to all Board members in their agenda packet. Each proposed change was discussed. Major changes include the addition of a second monthly meeting, the fourth Tuesday of each month, and the addition of meeting attendance requirements. The committee's recommendation comes as a motion to approve the changes. The motion was seconded by Jeff Sowers with all members voting AYE except John Daniels who voted NAY. Leigh Ann Loeblein then moved that the new Rules of Procedure, as well as the attendance policy, become effective January 1, 2001. The motion was seconded by Sean Reid with all members voting AYE except Sean Reid who voted NAY. The motion carried. Sean felt the attendance policy should not become effective until April when new Board members are appointed.

## **COMMITTEE REPORTS**

(a) Sidewalks, etc., Committee – Jeff Smith gave a status report on the committee's two meetings. Several additional changes to the Subdivision Ordinance are being considered. The committee is not ready yet to make a final recommendation. At last month's meeting the Planning Board recommended to City Council changes to the Subdivision Ordinance relative to cul-de-sacs and block lengths. These proposed changes will be included with any additional changes rather than sending them separately to City Council.

(b) Legislative Committee – Jeff Sowers gave the committee report. The committee discussed the existing requirement for screening around the perimeter of RD-A and RD-B single and two-family developments. The committee first discussed completely eliminating the screening requirement. After further discussion, the committee felt that due to the extreme contrast in density of residential development between a house on a one-acre lot and a new RD-A development of up to 11 units per acre, the screen requirements were necessary to protect the existing dwelling. It is the committee's opinion that no screening should be required between a residential development and undeveloped property which would essentially be closing the door on future neighborhood connectivity. **The committee is recommending to retain the screening requirement for RD-A and RD-B development adjacent to existing residential uses, but eliminate the requirements adjacent to undeveloped property or non-residential uses.** Mark Lewis questioned whether the Board wanted residential lots backing up to commercial uses that have no screening at all because the commercial use was built prior to the landscape ordinance. Jeff Smith favored more landscaping rather than less. Mark Lewis said it made no sense for the board to require an eight-foot buffer against a forest. Let the person who develops the forest provide the buffer. Since several Board members had differing opinions, DeeDee Wright moved to refer the matter back to the committee. The motion was seconded by Mark Perry, with nine members voting AYE, one voting NAY, and two abstaining. The motion carried. Board members with differing opinions were encouraged to attend the next committee meeting.

The Legislative Committee has also been studying open storage in group developments. Currently, the Zoning Ordinance prohibits open storage in any office or commercial district. There are many commercial developments that are located in industrial zoning districts which would allow this undesired open storage. **The committee recommendation is to prohibit open storage that is visible from any public street in any group development.** Leigh Ann asked about a definition of open storage. Harold Poole gave the example of Wal-Mart which is a group development and is located in an M-1 Light Industrial District where open storage is permitted. K-Mart, on the other hand, is a group development in a B-6 General Business District where they cannot have open storage. Rather than having these discrepancies, it would be better just to say open storage prohibited in any group development. Mark Perry questioned whether it was considered open storage if the items were covered with a tent. Wal-Mart is an example of this. Harold was not sure how Zoning Administrator Hubert Furr would rule on that situation. Leigh Ann Loeblein asked whether items could be screened with plant material and/or wall. These are questions that Hubert needs to answer. Leigh Ann Loeblein moved to refer this matter back to the Legislative Committee with the recommendation that Hubert be in attendance to answer these questions. The motion was seconded by Andy Storey with all members voting AYE.

(c) Site Plan Committee – Andy Storey gave a status report.

(d) VCOD – Mark Perry gave the committee report concerning additional areas for the Visual Corridor Overlay District. The Planning Board has previously recommended area 1 along East Innes Street from Interstate 85 through downtown to Craige Street. The committee met to discuss area 2 for that segment of East Innes Street from Interstate 85 to Avalon Drive. City Engineer Dan Mikkelsen met with the committee and stated that due to the widening of Interstate 85, a number of businesses around the intersection of I-85 and East Innes would be forced to relocate. There could be new development in this area which should be controlled. A map was distributed showing the area that the committee is proposing to be included in the Visual Corridor Overlay District. The committee decided that the courtesy hearing for this second area should be held at the same time as the hearing for the first area. Both areas would probably go to City Council in January. The committee's recommendation for adding additional properties to the VCOD comes as a motion to approve. The motion was seconded by Jeff Smith with all members voting AYE.

### **STAFF REPORTS**

(a) Future allowance of off-site parking – deferred until next meeting.

(b) Campgrounds as a permitted use – Patrick Kennerly reported that staff had studied a request to allow a campground facility within the Salisbury planning jurisdiction. Currently, the Zoning Ordinance does not list campgrounds as a permitted use within any district. Staff obtained ordinances from several cities for study. Staff is recommending the following set of regulations:

#### **“Campgrounds and Recreational Vehicle Parks**

##### **Definitions:**

*Campground or Recreational Vehicle Park:* Land containing two or more campsites which are located, established, or maintained for occupancy by people in temporary living quarters, such as tents, recreational vehicles, or travel trailers which are used for recreation or vacation purposes. A ‘mobile home park’ shall not be deemed a ‘campground or recreational vehicle park.’

*Campsite:* Any plot of ground within a campground intended for exclusive occupancy by a cabin, recreational vehicle, or tent.

*Recreational Vehicle:* A vehicle or portable structure which can be towed, hauled, or driven and is primarily designed as temporary living accommodation for recreational, camping, and travel use. A recreational vehicle shall not be considered as a dwelling unit.

##### **Districts Allowed: A-1**

**Setbacks:** All campsites shall be located at least 100 linear feet from any adjoining property line, and at least 50 feet from any public street right-of-way.

Density: Maximum of 15 campsites per acre.

Minimum property size for a campground/rv park: 2 acres

Access to the site shall be provided by a major or minor thoroughfare only, as depicted on the most up-to-date version of the Salisbury Thoroughfare Plan.

Each campsite shall directly abut an interior drive.

Interior drives shall be a minimum of 18' in width, and shall be paved or consist of a minimum of 6" of compacted gravel.

Maximum length of stay shall be 30 consecutive days. No person, other than the owner or operator, shall stay on the premises for more than 90 days per calendar year.

Signage shall be in accordance with Residential Sign Table in Section 9.05 (8).

Adjoining residentially zoned or developed properties shall be screened by a minimum Type 'C' buffer yard. Existing vegetation shall be retained to provide the required screening when possible."

Following discussion, Mark Perry moved to recommend the establishment of campgrounds and recreational vehicle parks as stipulated above. The motion was seconded by Sean Reid with Mark Perry, Sean Reid, Jeff Smith, Elaine Stiller, DeeDee Wright, Leigh Ann Loeblein and Ken Mowery voting AYE and John Daniels voting NAY. The motion carried.

(c) Billboards – Mark Lewis commented that as a result of the billboard controversy along the interstate involving the County Commissioners plus some of the things he has heard coming out of the Salisbury 2020 meetings, he asked staff to find out what billboards are allowed inside the city. A map was shown indicating sign overlay districts where billboards are allowed at the present time. These areas include Sign Overlay District "B" that extends along both sides of Interstate 85 and Sign Overlay District "C" that extends over parts of U. S. 29 (South Main Street) and Jake Alexander Boulevard. A list was provided indicating the cities and counties in North Carolina which have chosen not to allow new billboards. Chairman Lewis referred this matter to a new committee composed of Sean Reid, chair, Mark Lewis, Ken Mowery and Elaine Stiller.

There being no further business to come before the Board, the meeting was adjourned.

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Secretary

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Chairman